Karen Johnson Davidson County
Batch# 899730 DEEDWARR
08/05/2022 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20220805-0089404

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mitsuyo Suzuki	Mitsuyo Suzuki	129080D00200CO
(NAME)	(NAME)	
505 Tyne Court	505 Tyne Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Craig Kelley Adkisson, Trustee of The Craig Kelley Adkisson Trust U/A October 26, 2016,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mitsuyo Suzuki, unmarried,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of The 104 Gilman Avenue Townhomes, a horizontal property regime with private elements established by Declaration and Master Deed in Instrument No. 20141113-0105019, Amendment of record in Instrument No. 20180117-0004918, Second Amendment in Instrument No. 20180620-0059285, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and Master Deed in Instrument No. 20141113-0105019 and as Exhibit D to the Second Amendment to the Declaration and Master Deed in Instrument No. 20180620-0059285, Register's Office for Davidson County, Tennessee.

Together with the Access Easement and Driveway Maintenance Agreement of record in Instrument No. 20180117-0004917 and First Amendment to Access Easement and Driveway Maintenance Agreement in Instrument No. 20180620-0059284, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Craig Kelley Adkisson, Trustee of The Craig Kelley Adkisson Trust U/A October 26, 2016 by deed dated February 27, 2020 from Robert Charles Allen of record in Instrument No. 20200228-0022410, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 505 Tyne Court, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 5th day of August, 2022.

Craig Kelley Adkisson, Trustee of The Craig Kelley Adkisson Trust U/A October 26, 2016

By: Craig Kelley Adkisson, Trustee
Craig Kelley Adkisson, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Craig Kelley Adkisson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of The Craig Kelley Adkisson Trust U/A October 26, 2016 and that she as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 5th day of August, 2022.

Notary Public: J. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 22-McDermott

J. DYKE TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 8/5/22

GEORGE E. MUDTER, JR.
Dated 8/5/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 8/5/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

